



SHETLAND WAY  
DAVYHULME

£270,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

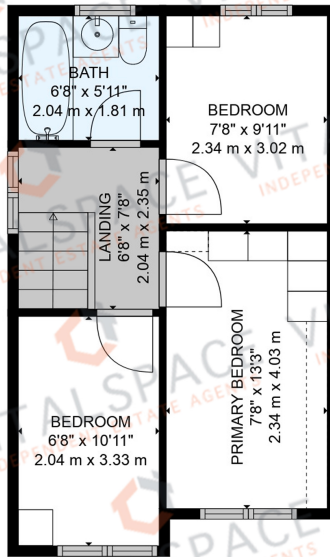
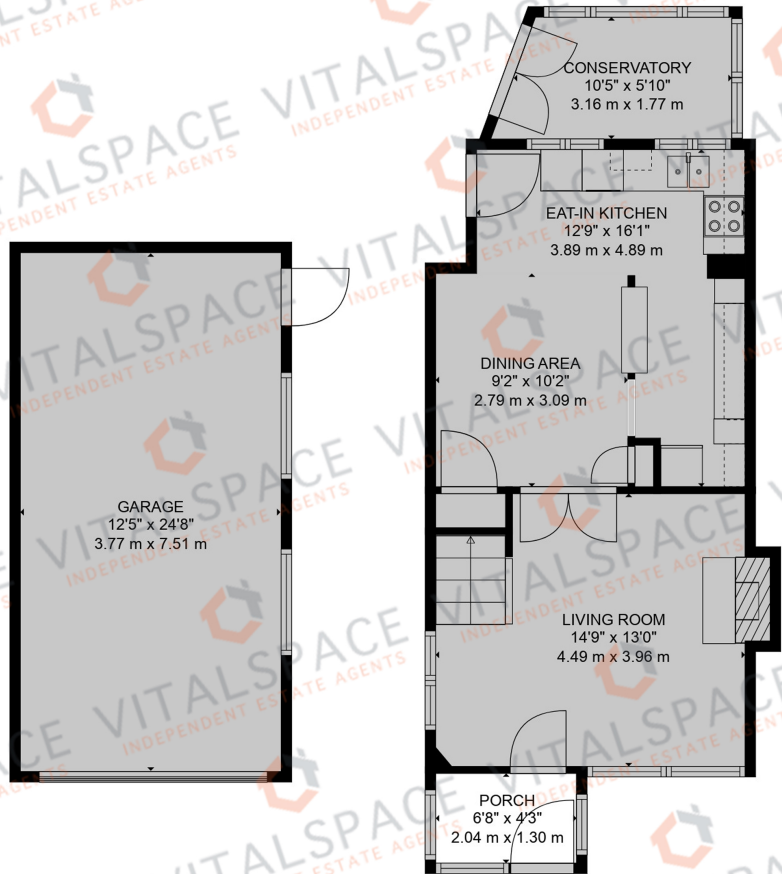


## Shetland Way, Davyhulme, M41 7HD

**\*\*EXTENDED ACCOMMODATION\*\*** - VITALSPACE ESTATE AGENTS are thrilled to present this delightful THREE BEDROOM semi-detached property, situated on the always popular Shetland Way in Davyhulme. The location of the property is ideal, being close to all local amenities and superb schooling. The accommodation comprises of a welcoming entrance porch, a spacious living room, and a modern extended open plan kitchen/dining room. The kitchen itself is fitted with a range of wall and base units with contrasting worksurfaces and opens into a dining area with ample space for a table and chairs if required. A uPVC can be found to the rear of the property with large windows overlooking the South facing rear garden. To the first floor, there are three generously sized bedrooms and a modern three-piece bathroom with a shower over bath combination. The property benefits from double glazing and gas central heating. Externally, to the front of the property, there is a dwarf walled, gated driveway which leads to the side of the property, up to a detached garage. To the rear, there is a South facing, low maintenance garden ideal for external dining during those summer months. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Extended accommodation
- South facing rear garden
- uPVC conservatory
- Garage & shared driveway
- Ideal family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 14 years

When was the roof last replaced? Not since purchase

How old is the boiler and when was it last inspected? Gas central heating - combination boiler

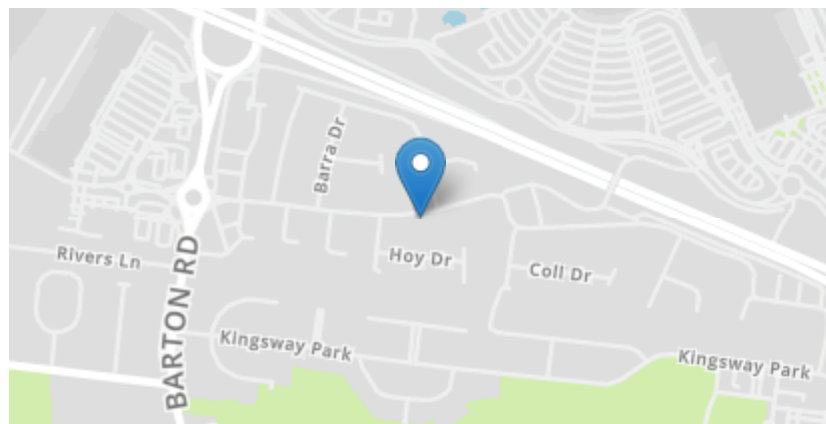
When was the property last rewired? Not since ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?  
Kitchen / dining room extension and conservatory

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.